

Neighborhood Character
9.12.05

Basic Requirements:

1. The application must have definite boundaries.
2. At least 60% of the lots to be included within the proposed special area are developed with or are restricted to not more than two single-family residential units per lot:
3. Demonstrate sufficient support
4. Further the goal of preserving neighborhood character.

A neighborhood can elect to preserve one or more of the following items provided that they meet the criteria for each one they elect to use.

Items for Consideration	Items to Preserve	Criteria	Solution (how to measure)
Lot Coverage	<ul style="list-style-type: none"> House sqft Carports Garage sqft 	75% of the most frequently occurring lot coverage that do not deviate by more than 10%	HCAD website PW&E website Gims Maps
Height	<ul style="list-style-type: none"> 1 Story 1 1/2 Stories 2 Stories 3 Stories 	75% of the most frequently occurring height of house that do not deviate by more than 10%	Photograph each house, trace photos on paper to determine height
Side Setbacks	<ul style="list-style-type: none"> With drive Without drive 	75% of the most frequently occurring side setback that do not deviate by more than 10%	Arial photos from PW&E website Gims Maps
Garage Location	<ul style="list-style-type: none"> Attached Detached (rear of property) 	75% of the most frequently occurring garage location that do not deviate by more than 10%	Field check
Lot Size	<ul style="list-style-type: none"> Minimum Lot sqft 	75% of the most frequently occurring lot size that do not deviate by more than 10%	HCAD website
Building Line	<ul style="list-style-type: none"> House setback Carport setback Garage setback 	75% of the most frequently occurring building line that do not deviate by more than 10%	HCAD website Arial photos from PW&E website

The Director shall recommend approval of application to City Council upon finding that the application has 51% support, no protest, and meets the criteria.